

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/REGULAR PUBLIC MEETING
May 26, 2011**

APPROVED 8/25/11

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Worksession/Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. SWEARING IN OF MEMBERS:

4. ROLL CALL:

PRESENT: James Schluter, Vice-Chairman
Jaymee Hodges, Chairman
Mayor Birkner
Richard Bonsignore
Thomas Constantine
Philip Cerruti
Daniel Olivier
Ann Costello (Alt. #1)
Councilwoman Cynthia Waneck

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Steven Paul, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer (not required)

ABSENT: William Martin - excused absence
Keith Doell (Alt. #2)

5. MINUTES: April 14, 2011, April 28, 2011 and May 12, 2011

A motion by Richard Bonsignore, seconded by Ann Costello to approve the minutes of April 14, 2011, April 28, 2011 and May

(WWPB 5/26/11)

12, 2011; on roll call vote, all those eligible voted yes; the motion carried.

6. CORRESPONDENCE:

1. Letter from Gerald Growney Jr. dated May 12, 2011 re: 345 Old Hook Road Site Plan Approval extension request 1 year.

The Board members agreed to the extension request. The extension request was granted.

7. RESOLUTIONS:

Greentree Developers LLC 10 & 20 Kinderkamack Road - Site Plan and Variance Application

Temporary Resolution

Nancy Saccente referred to Page 2 Item E - stating that the rear yard setback is not mentioned and should be included as well as signage. Steven Paul introduced the resolution stating that testimony was heard and approved on April 28th - the normal waiting time is 45 days however due to emergent matters for the applicant to move forward, a temporary resolution is prepared. Mr. Paul stated that a temporary resolution was prepared to encourage and accommodate the applicant. Ms. Saccente confirmed that escrow was in order. Mr. Bonsignore inquired about the final resolution preparation. Mr. Paul stated that more involved facts will be noted in the final resolution. Mr. Paul read the resolution for the record.

A motion by Ann Costello, seconded by Phillip Cerruti to adopt the temporary resolution; on roll call vote, all in favor, the motion carried.

8. VOUCHERS:

A motion by Ann Costello, seconded by Phillip Cerruti to approve vouchers as read by the Chairman, on roll call vote, all in favor, the motion carried.

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS: - None

10. DISCUSSIONS:

(WWPB 5/26/11)

1. Master Plan Re-examination CBD/SPE, CBD, CO and O Districts

Ed Snieckus advised that an informal meeting was held this morning at Borough Hall with HUMC representatives pertaining to the hospital zone and Master Plan. The Westwood Taxpayers Alliance Report was reviewed. Mr. Snieckus advised that we are here tonight to discuss issues brought to the Board's attention.

Outdoor Dining Regulations dated May 25, 2011 and prepared by Burgis Associates, Inc. and Re-Examination of the 2005 Master Plan Re-Examination Report CBD/SPE, CBD, CO and O Districts Analysis with TPA Analysis dated April 7, 2011 and amended May 23, 2011.

Ms. Waneck commented that the original memo stated double seating and questions why recommend double seats. Mr. Snieckus stated that 4 tables equaling 16 seats is more realistic. Ms. Waneck stated that "stool" seating at counters should be included in the count. Ms. Costello asked if just indoor seating would make up the 16 seats allowed. Mr. Snieckus advised that outdoor seating is covered in the outdoor seating ordinance.

Number 6 page 2- build a parking deck in CBS zone - if you have one level why not 2,3, and 4 levels. Mr. Snieckus spoke about a height variance / lot coverage - controls that would play against multiple levels.

Number 7 page 2 - all Board members agreed to leave as stated. No changes.

Number 8 page 2 - neon signs - Chairman Hodges felt that neon signs should be limited to color, size and number. Mayor Birkner is opposed to multi color signs stating they should be one color. The Board agreed that no signs should be placed in the window except for "open" and "closed" signs. They should also be at least 10 ft. from the front window and size restricted.

Number 9 - page 3 - no drive thru's in CBD/SPE Zones

Chairman Hodges opened the meeting to the public and so carried.

(WWPB 5/26/11)

Maria Parisi, 7 Bergen Street commented on property on Center and Fairview Avenues in the CO Zone. She felt that a yogurt store would be much better suited than a day-care center in that location. Mayor Birkner commented that the CO zone and those properties fronting CBD Zone if across the street would be an approved use. He suggested amending use for properties that face the CBD zone. Mrs. Parisi concern was with "chasing" businesses out of Westwood. Chairman Hodges advised that the Board cannot grant approval for a single business and the process to obtain a variance takes time.

Bruce Meisel Esq., asked what the Board's decision was pertaining to neon signs. Mr. Snieckus reported that limited colors and small size would be allowed. - One sign, one color and 10 ft away from the front window. Eliminated from store window with the exception of "open" and "closed" signs. Bruce Meisel commented that neon signs are no consistent with downtown character of Westwood. Mr. Meisel also agreed with "all" drive thru's being prohibited. Mr. Meisel commented on retail stores on side streets in Westwood. He suggested giving the Zoning Board flexibility by using a case by case basis. He added that hospitals need to operate prosperously in the hospital zone. They need to be efficient and able to provide good patient care.

The meeting was closed to the public.

Mr. Snieckus referred back to number 5 page 12 mixed use sample ordinance. He understood that it is only appropriate in the CBD zone. The Valley Ford location needs to be looked at for definition purpose. The CBD zone can be separated into a 1 and 2 zone. Ms. Waneck agreed with creating a CBD 1 and 2 she commented that it is a good idea. Mr. Snieckus will report back with recommendations on creating a CBD 1 and 2 zone.

Mr. Snieckus referred to his draft report dated 5/25/11 Periodic Reexamination Report of the Master Plan & Land Use Plan.

Page 12 Chart 3 - Year Round Housing Units by Tenure and Occupancy Status prepared by American Community Survey demographic 5 year estimates 2005-2009.

(WWPB 5/26/11)

Page 13 Table 4 - Units in Structure - averages 58% single family / 42% multi family units. Mr. Snieckus will get more information on mixed zone.

Referring back to April 7, 2011 (amended May 23, 2011) memo, page 14 and 15 pertaining to shade trees; Mr. Cerruti recommended including species.

Dan Olivier spoke about space between curb and sidewalks in the right of way. He suggested making it uniform. Mr. Snieckus responded that we don't specifically control that right now. We should identify specific colors to be used and style of pavers.

Poll on Neon Signs: (First Review)

- 10 ft. from closest window in facility
- "Open" sign on building on window or doorway inside or out
- Neon in back on "open" sign
- Single color - size to be determined

Mr. Olivier, Ms. Waneck, Mr. Schluter and Mr. Hodges do not object to the recommendations; Mr. Bonsignore, Mr. Cerruti, Ms. Costello and Mr. Constantine polled "no", Mayor Birkner is not in favor of neon signs.

Poll on Neon Signs: (Second Review)

- Neon inside - minimum of 10 ft. from window

Mr. Cerruti, Mr. Constantine, Mr. Olivier and Ms. Waneck do not object; Ms. Costello stated "with limitations"; Mayor Birkner is not in favor of neon signs.

Outdoor Dining Regulations - Mr. Snieckus referred to his memo dated May 26, 2011. Ms. Waneck commented that extending number of tables a few years back was permitted. Each year resolutions are adopted to continue there have not been any issues. The outline was okay as written.

There were no further discussions, and Jaymee Hodges called for adjournment.

(WWPB 5/26/11)

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:30 p.m.

Respectfully submitted,

Sylvia Kokowski, Recording Secretary